

Development Management – Delegated Officer Report

Application Number: AWDM/0470/26

Recommendation: – APPROVE

Site: Flat 4 69 Downview Road Worthing West Sussex

Proposal: Retention of replacement verandah at roof level (resubmission of AWDM/0937/25)

Date of Site Visit: 08/05/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the west side of Downview Road within a residential area of Worthing. The property comprises a top floor flat within a two storey, semi-detached property with buff brick elevations, red brick quoining detail and a slate roof. There is a pair of gabled bays to the front with balconies at first floor. Various extensions have been added to the rear and there are two existing roof terraces to the rear at No.69 and 67.

The property is set back from the road behind a brick and flint wall and gravel parking area, which continues to the side and rear of the property providing parking for the occupants.

No.69 is occupied as four flats and the application relates to flat 4 on the top floor. The attached building at No.67 is occupied as 7 flats.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Retrospective planning permission is sought for the retention of an extended veranda on the roof terrace at the rear of Flat 4.

The veranda on the roof terrace to the rear of No.69 has been extended to provide an additional covered area of 1.85m deep x 4.25m wide supported on timber posts, with open sides and rear and a grey felt flat roof with skylight. The cladding to the sides of the existing structure has been retained and acoustic timber panelling applied internally. The new roof extends over the existing structure at the same height providing a total area of 4m x 4.25m. The space provides a covered outdoor seating area extending out on to the existing roof terrace.

The works to extend the existing veranda were completed on 14/03/25.

Relevant Planning History:

AWDM/0937/25 - Retention of replacement verandah at roof level

STATUS: Application Withdrawn 5th August 2025.

Consultations

None required

Neighbour Representations

One representation received in support of the application:

This veranda looks lovely, it doesn't interfere with anything and makes the view from our garden nicer. We live in Valencia road so our garden backs onto theirs. I don't know them but wanted them to know we love it.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Background

The roof to the rear of No.69 has been used as a roof terrace and has accommodated a smaller veranda structure since at least April 2015 (as seen on GoogleEarth). The use of the roof terrace and the original structure have therefore been in place for at least 11 years and are exempt from enforcement action in this respect. The structure was extended in March 2025 and an application to retain this (AWDM/0937/25) was submitted in July 2025. This application was withdrawn pending a formal private agreement between the applicant and freeholder to accept liability for any future issues with the roof structure. The current application is a resubmission of the earlier proposal to retain the structure as extended.

Visual Amenity

The veranda is positioned at roof level to the rear of the building and is just visible from the road further to the north and also in glimpses between houses to the rear on Valencia Road. These views are however at a distance of approximately 45 to 50m away and consist of the side of the extended roof and the timber support posts and therefore the impact on the street scene is very limited.

The original veranda had a polycarbonate roof and was in need of repair and maintenance to prevent water egress. The existing structure has been retained but a new roof has been added across the existing and extended veranda. The roof is of less flimsy design than the polycarbonate and matches the grey colour of the slate roof tiles. Although it is relatively unusual to have such a structure on a roof terrace in this location, due to its open sided form and limited visibility it is not considered to have any significant adverse impact on the character of the area. The extended veranda is 1.85m deeper than the original structure with a total overall depth of 4m and is not considered excessive in scale in relation to the size of the roof terrace or the building as a whole. The quality of the construction is an improvement in comparison to the original structure.

The retention of the veranda as constructed is not considered to have a significant adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The most affected neighbour is flat 7, No.67 Downsview Road which occupies the roof space and roof terrace adjacent to the application site. The dormer to the rear of No.67 provides access to the neighbour's roof terrace with a door and window serving the stairs and landing to access flat 7. There are no openings serving habitable rooms looking out on the veranda. The extended veranda would not appear overbearing or oppressive or result in overlooking or loss of privacy to the adjacent occupiers or result in any overshadowing or loss of light to Flat 7.

Views from the roof terrace to the properties to the rear and sides are possible however there would be no increase in overlooking as a result of the extended veranda structure and no change to the existing use as a roof terrace which has been carried out for at least 11 years. The extended veranda may be more visible from these properties but is of sufficient distance to mitigate any significant change to outlook.

The retention of the extended veranda is not considered to have any significant detrimental impact on the residential amenities of adjacent occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers (Retrospective)
2. The open sides (north and south) and rear (west) of the veranda as hereby approved shall remain open and be retained as such and shall not be enclosed with glazing, cladding or other solid construction, unless otherwise approved in writing by the Local Planning Authority.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett Date: 08/06/26

Authorised by: Jo Morin Date: 09.06.2026